

**TRANSFER
TAX
PAID**

37-143

WARRANTY DEED

021329

KNOW ALL MEN BY THESE PRESENTS that **SUSAN C. WHITTIER**, of China, County of Kennebec, State of Maine, for consideration paid, grants to **ROBERT B. AND CAROLYN A.**

CALLAHAN of Gardiner, County of Kennebec, State of Maine, with **WARRANTY COVENANTS**,

as joint tenants, two certain lots or parcels of land, together with the buildings thereon, situate in the

City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin in the easterly line of Cherry Hill Drive marking the southwesterly corner of Lot #3, as revised and amended, on Plan of Cherry Hill dated August 29, 1950 and recorded in Kennebec Registry of Deeds Plan Book 17, Pages 34 - 35, as revised and amended from time to time, which pin is one hundred twenty-five and twenty-four hundredths (125.24) feet, more or less, southerly of an iron pin at the westerly corner of Lot #4 on said Plan; thence southeasterly along the southwesterly line of Lot #3 one hundred fifty-three (153) feet, more or less, to an iron pin in the westerly line of Lot #22; thence southwesterly along the westerly line of Lot #22 one hundred fifty-seven and sixty-six hundredths (157.66) feet, more or less, to an iron pin at the southwesterly corner of Lot No. 22; thence westerly in the northerly line of Lot No. 1 a distance of one hundred five (105) feet, more or less, to an iron pin in the easterly line of Cherry Hill Drive; thence running northerly along the easterly line of cherry Hill Drive one hundred eighty-eight and eighty-six hundredths (188.86) feet, more or less, to an iron pin at the point of beginning. Being Lot No. 2 on said Plan minus a six (6) foot strip from the original Lot No. 2, which six (6) foot strip was conveyed by deed dated April 21, 1952 to Merton G. Cram, recorded in said Registry, Book 916, Page 512, to which deed reference is also made. Said Lot No. 2 is shown on sketch attached to deed from A. Raymond Rogers and Arthur T. Eaton to Charles W. Keep et al, said deed being duly recorded.

Also conveying all rights reserved in favor of said Lot No. 2 to connect with the domestic sewer line which crosses Lots No. 3 and 21 as more particularly set forth in deed for easement dated October 8, 1956, and recorded in said Registry, Book 1061, Page 523, to which deed reference is made for a more particular description of said easement. There is also granted the right to connect said sewer line at a point more easterly on Lot No. 21, as more fully set out in deed from A. Raymond Rogers and Arthur T. Eaton, Trustees to Charles W. and Lorraine B. Keep, dated January 18, 1957 and recorded in said Registry, Book 1070, Page 173.

This conveyance is subject to the following restrictions and conditions numbered from 1 to 4 inclusive:

1. This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #2 and all other lots shown by said Plan is subject to and entitled to the benefits of said ordinance.

2. It is further covenanted and agreed that neither this Lot #2 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used for more than one family.

3. Furthermore, no such house shall be built costing less than \$15,000 on said Cherry Hill Drive.

4. No building or any part of a building shall be erected or allowed to stand upon said lot within fifty (50) feet of Cherry Hill Drive, or within fifteen (15) feet of the side boundary lines of the lot, or within ten (10) feet of the rear boundary line of the lot.

Being the same premises conveyed by Susan Atkins Bernier to Susan C. Whittier by warranty deed, dated December 27, 1996, and recorded in the Kennebec County Registry of Deeds, Book 5284, Page 336.

WITNESS my hand and seal this 20th day of July, 1999.

WITNESS:

Susan C. Whittier
Susan C. Whittier

STATE OF MAINE
KENNEBEC, SS.

July 20, 1999

Personally appeared the above-named Susan C. Whittier and acknowledged the foregoing instrument to be her free act and deed.

Before me, Waldemar G. Buschmann
Notary Public/Attorney at Law

12-071399(W2N)

WALDEMAR G. BUSCHMANN
Notary Public, Maine
My Commission Expires November 30, 2001



RECEIVED KENNEBEC SS.

1999 JUL 22 AM 9:35

ATTEST: Theresa R. Mann
REGISTER OF DEEDS

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417